1826 Cromwood Road

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Paul J. Guzzo and Barbara A. Guzzo, for that property known as 1826 Cromwood Road in the Cromwood Subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of the required 7 ft., for a proposed addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, à decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28 day of May, 1993 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of the required 7 ft., for a proposed addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original

> > **Zoning Commissioner** for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

May 27, 1993

Mr. and Mrs. Paul J. Guzzo 1826 Cromwood Road Baltimore, Maryland 21234

> RE: Petition for Administrative Variance Case No. 93-364-A 1826 Cromwood Road

Dear Mr. and Mrs. Guzzo:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

LES:mmn encl. '

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 1826 CROM WOOD RD.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) (MS2 REGULATICNS) SECTION TI.C. 3 OF REQUIRED TIFF, FOR A PROPOSED ADDITION Jee BRICK

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to

			I/We do solemnly declare and after legal owner(s) of the property wnich	in under the penalties of perjury that the subject of this Petition
Contract Purchaser/Lessee			Legal Oxyler(s)	
Type or Print Name)			(Type or Pfirit Name	(3012.20
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ignature		·	Signature	Ch ,
ddress			Type of Print Name	1 H- QUEZ
			Poular.	(v /3)
ity	State	Zipcode	Signature	77
ttorney for Petitioner			1824 CROM	unn Ro. 6
Type or Print Name)			Address	Phone No
			BALTINICK!	c 1/1 2
Signature			City Name. Address and phone number	State Zipc of representative to be contacted
			SAME AS	ABOVE
Address	Phone	No	Name	
City	State	Žipcode	Address	Phone No.

circulation, throughout Baltimore County, and that the property be reposted.

in support of

That the information herein given is within the personal knowledge of the Affiant(a) and that Affiant(a) is/are competent

THAT SHE WILL HAVE TO MOVE IN WITH US.
THE ADDITION IS TO PROVISE BUTH PARTIES WITH SOME PRIVACY

SEE BRIEF

AS WITNESS my hand and Notarial Seal. 4-30-93

My Commission Expires: May 18, 1996

378

To CommissioNERS PRACTICAL DIFFICULTIES

LOCATION ON SIDE OF HOUSE DOES NOT RE-QUILE INSTACLATION OF NEW DOOR IN REAR, WHICH WOULD LEAD TO EXTENSIVE INTERIOR KENOVATION.

IF THE ADDITION WERE BUILT IN THE REAR, IT WOULD REQUIRE REMOVAL OF ATLEAST 1 LARGE DAK TREE. (APPROX. 100' HIGH)

ADDITION ON REAR WOULD CHANGE THE ARCHITECTURE MUCH MORE THAN ON THE SIDE. ALL THE HOUSES ON CROMWOOD RD. ARE SIMILAR.

EXAMPLE 3 - Zoning Description Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" 11" sheet.

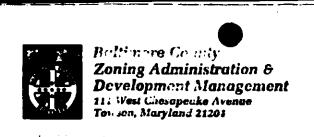
ZONING DESCRIPTION	N FOR 1026	CROMWOOD	KOAD
Election District	9	(addi Councilmanic Dist	ress)
Beginning at a point on the	(north, south,	side of	EROMWOOD
street on which property fr	which is	50	
acreet on which property if	ronts)	(number of feet of	f right-of way widt
vide at a distance of (number	225 er of feet) (nor	WEST rth, south, east or	of the
		_	/) X

the nearest improved intersecting street SUMMIT KD CROMWOOD 55004 * NOW CALLED LITTLE WOOD RD

If your property is not recorded by Plat Book and Follo Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber ____, Folio ___ " and include the measurements and directions (metes and bounds only) here and on the plat in the Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.1 27' 03" E.87.2 ft, S.62 19' 00" W 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

District III	Date of Posting \$1/1/23 Guzzo Cromwood Rd. 275" W/ Little wood iten.			
Posted for: VIVIONCS				
Politicas: Poul & Banhang	64220			
Location of presents: (1826) N/S	Cromwood Rd. 225 W/ Litth wood ites.			
Today Today	On property of P. Istioners.			
Bocalina of all the second of				

Remarks:	1/1/02			
Posted by	Date of return: 5/1/93			
Rumber of Signe:				



Date 4/22/93

FILING ADMIN RES VARIANCE 010 \$50.00 (1) SIGN POSTING 080 35.00 TOTAL = 85.00

NAME: GUZZO ADDRESS 1826 CROMWOOD RD.

111 West Chesapeake Avenue Towson, MD 2120+

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising:

Item No.: <u>378</u>

Petitioner: PAUL AND BARBARA GUZZO

Location: 1826 CROM WOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: FAUL J. GUZZO ADDRESS: 1826 CREMINION RD

SACTIMORE MO 21234

PHONE NUMBER: 668-9563

AJ:ggs

Printed on Recycled Paper

(Revised 04/09/93)

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

Mr. and Mrs. Paul J. Guzzo 1826 Cromwood Road

Baltimore, MD 21234

RE: Case No. 93-364-A, Item No. 378 Petitioner: Paul J. Guzzo, et ux Petition for Administrative Variance

May 20, 1993

Dear Mr. and Mrs. Guzzo:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on May 9, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BETIMORE COUNTY, MARELAND 5/4/93

May 3, 1993

Townhouses for which the initial building

permit is applied for after 07/01/92 shall be

INTER-OFFICE CORRESPONDENCE

Zoning Advisory Committee

Comments for 05/10/93 Meeting

sprinklered.

No Comments

No Comments

No Comments

No Comments

No Comments

Captain Jerry Pfeifer

Fire Department

Item 374

Item 375

Item 376

Item 377

Item 378

Item 379

Item 380

Item 381

Item 382

Item 383

Item 385

Zoning Plans Advisory Committee Comments Date: May 20, 1993

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

WCR:hek

Enclosures



O. James Lighthizer Hal Kassoff

4-29-93

Re: Baltimore County Item No.: * 378 (JLL)

County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Kehring:

Ms. Helene Kehring

Zoning Administration and

Development Management

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Contestabile, Chief Engineering Access Permits

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration & Development Management

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

DATE: May 4, 1993

SUBJECT: 1826 Cromwood Road

INFORMATION Item Number:

SUMMARY OF RECOMMENDATIONS

Should the applicant's request be granted, staff recommends that approval of the request be subject to a condition that any improvement be generally compatible with the built environment of the neighborhood.

778 ZAC/ZAC1

Baltimore County Government Office of Zoning Administration and Development Management

> 111 West Chesapeake Avenue Towson, MD 21204

April 30, 1993

(410) 887-3353

Paul and Barbara Guzzo 1826 Crossood Road Baltimore, Maryland 21234

Re: CASE MURBER: 93-364-1 (Item 378) 1826 Crossood Road M/S Crossood Road, 225' W of c/l Littlewood Avenue (f/k/a Sunmit Road) 9th Election District - 6th Councilmenic

Petitioner(s): Paul J. Guzzo and Berbara A. Guzzo

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 9, 1993. The closing date (May 24, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) dany the requested relief, or (c) desend that the matter be set in for a public hearing. You will receive written notification as to whether or not your patition has been granted, denied, or will go to public hearing.

2) In cases requiring public bearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Bultimore County namespaper. Charges related to the reposting and namespaper advertising are payable by the potitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the mign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Plat to accompany Petition for Zoning Variance PROPERTY ADDRESS: 1826 CROM WOOD ROAD *** Pages 5 & 6 of the	ce Special Hearing
Subdivision name: CROMWOOD Plat books 18, tollos 80, lots 17, sections 2 OWNER: PRIZE BARBARA GUZZO OWNER: 43-364-A	CHECKLIST for additional required information
MIKEELISA PROPOSED PR	LOCATION INFORMATION Election District: 09 Councilmanic District: 6 1'=200' scale map#: N.E. 10C Zoning: ZDR 5.5 Lot size: 1/Z 5500 agreege square feet
225! TO C/L LITTLE KOOD THE (FORMERLY SUMMIT RS) North date: 4/6/23 prepared by: FAUL GUZZO Scale of Drawing: 1'- 40	SEWER:

